



PAD-2-LET Limited Property Management

- Full Residential Management Services
- Residential Letting Services

Pad-2-Let Limited
1 Pasture Drive
Foulridge
Colne
Lancashire
BB8 7NX

Telephone / Fax : (01282) 864315

Mobile : 07851 867340

E-mail : info@pad-2-let.co.uk

Spring Cottage Kelbrook

£525.00 Per Month

- ✓ Two Bedroom Period Cottage
- ✓ Conservatory
- ✓ Garden
- ✓ Attic Room
- ✓ Double glazing & gas central heating



Pad-2-let Limited are a successful family owned letting agent providing specialist management services in quality residential letting's throughout North East Lancashire and West Yorkshire. Our continuing aim is our commitment to provide a professional friendly residential letting and property management service fully focused on the priorities and needs of landlords & tenants





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Overview

A delightful two bedroom period cottage with pleasant gardens located in the heart of the popular village of Kelbrook. The accommodation is arranged over three storeys with two ground floor reception rooms and a conservatory, whilst to the first floor are two bedrooms and a bathroom and a useful second floor attic space with natural light and permanent spindled staircase; pleasant enclosed rear gardens; gas central heating; double glazing; located within a pretty village on the Yorkshire/Lancashire border with several local amenities yet conveniently located for the nearby towns.

Accommodation

Ground Floor

Living Room

Two bay windows either side of a central doorway, exposed timber and stone work including exposed chimney breast with raised hearth and inset living flame gas fire, television point, plate rack, two wall light points and two radiators.

Kitchen

Range of fitted base and wall units having laminate worktops, tiled splash backs, one and a half bowl single drainer stainless steel sink unit with mixer tap having panel to rear, Zanussi four ring gas fired hob with extractor over and single electric oven under, integrated dishwasher, automatic washing machine and fridge/freezer. Wall mounted gas fired boiler for central heating and hot water, panelled dado rail, radiator and twin French doors to conservatory.

Conservatory

Timber framed and double glazed with single and double doors to rear garden, timber flooring.

First Floor

Landing

Wall light point, access to bedrooms 1,2, house bathroom and stairs to attic room.

Bedroom 1

Double bedroom located to the front elevation, cornice ceiling, picture rail and deep airing cupboard having lagged ceiling, television point and radiator.

Bedroom 2

Single bedroom located to the rear elevation, cornice ceiling and radiator.

Bathroom

Cornice ceiling, partial tiled walls, Mira shower fitting over panelled bath, pedestal wash basin, low suite w.c. and radiator.

Second Floor

Useful second floor attic space with natural light and permanent spindled staircase, two velux windows, exposed beams and under eaves storage.

External

To the rear of the property is an enclosed garden with paved and decked area beyond, lawn portion enclosed with access to archway leading to the front of the property, outside water tap.

Further information

Unfurnished

Services

Electric, Water, Gas, Television socket, Telephone

Deposit Required

Bond – £625

Rent – One month in advance

Restrictions

No Smokers, No DSS / Housing Benefits, Pets may be considered (please enquire)

Council tax

Band TBC

Viewing

By appointment through our office

Applicants who wish to view any of the properties or require any further information should do so by contacting us by telephone, fax or e-mail.

Appointments arranged at mutually convenient times 7 days a week.

Please note that all tenancies require:-

- Rent to be paid one calendar month in advance
- A £625 bond
- Applicants must be a minimum of 21 years of age
- References from employers, bank, previous landlord (if applicable) and personal references may be required



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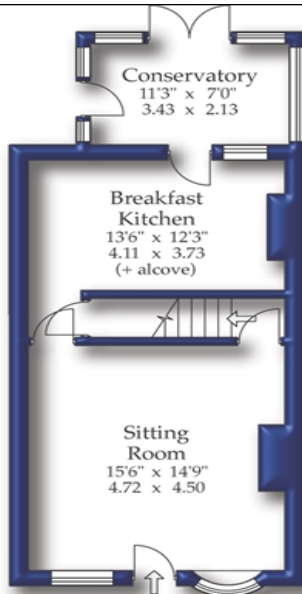
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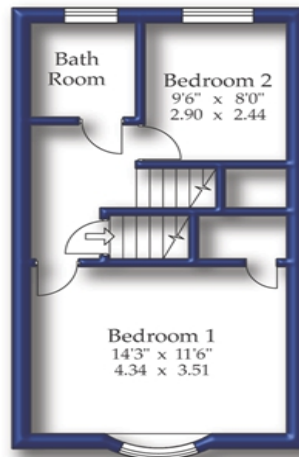
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Ground Floor



First Floor



Second Floor



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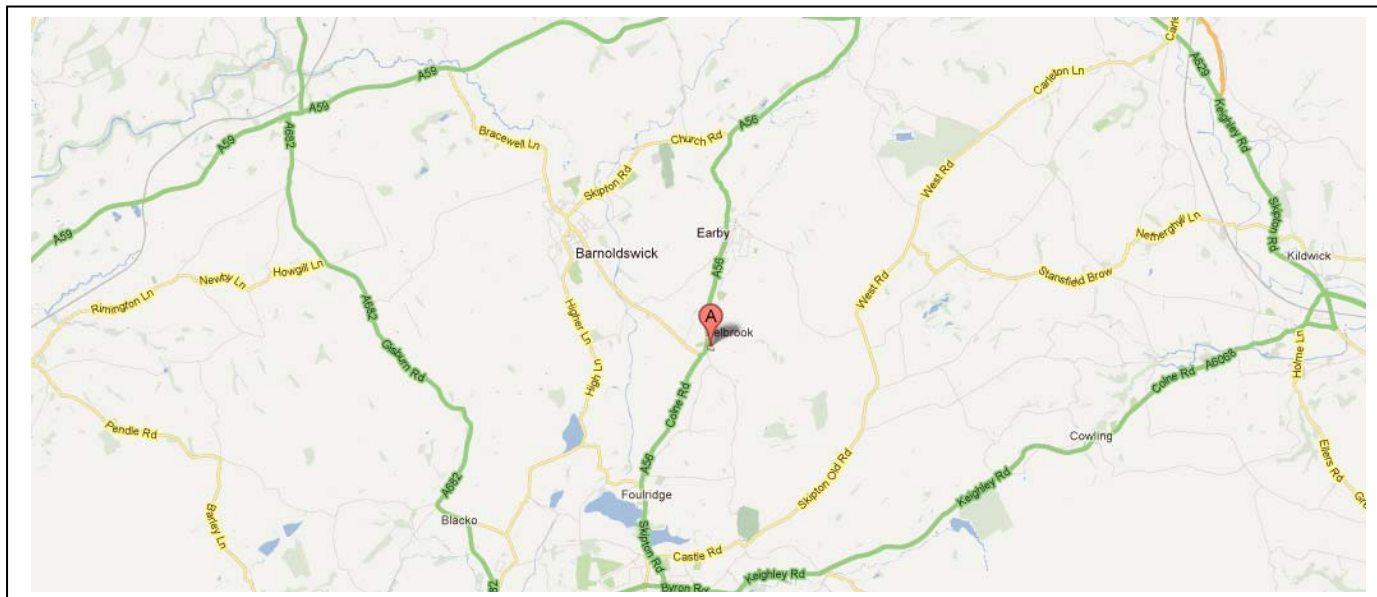
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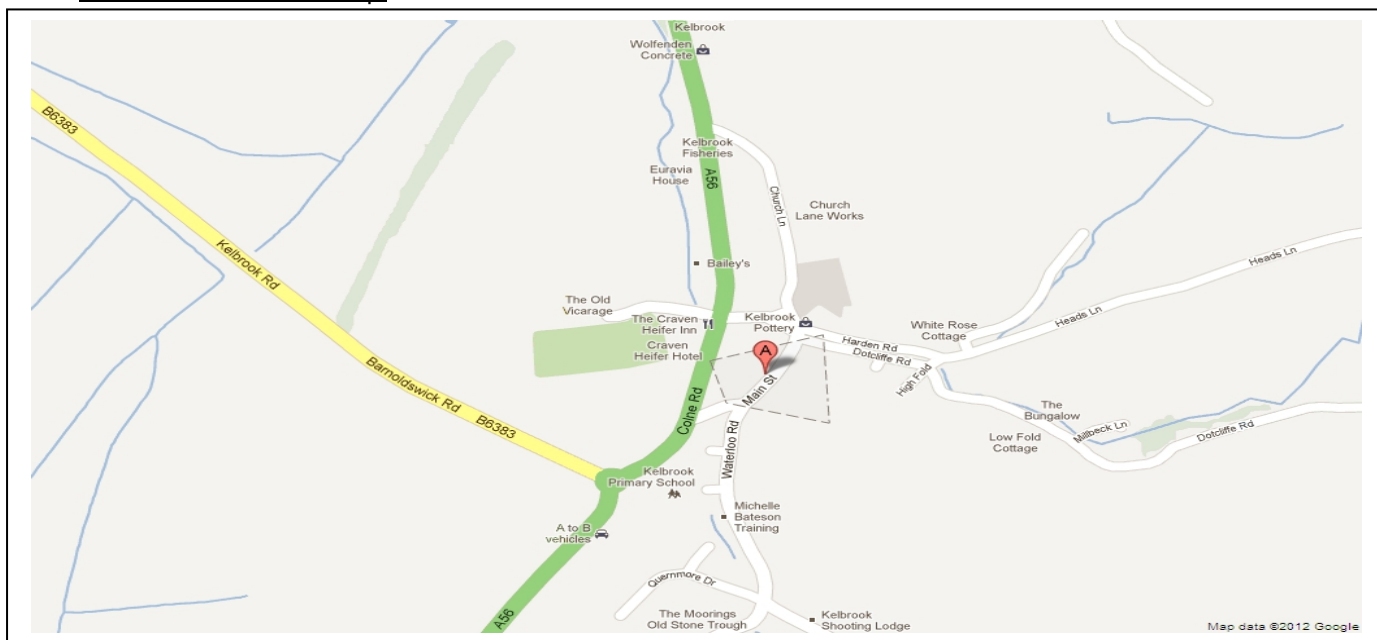
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Location Maps

Town location map



Street location map



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